

CITY OF SAN ANTONIO
Zoning Commission Agenda

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

May 7, 2002
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Ernani Falcone – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Robert Garza, Jr. – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	John Clamp – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss the Resolution for Time Limits for Historic District Cases, Amendments to the UDC and zoning case recommendations for May 7, 2002, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report
6. Approval of April 16, 2002 minutes.
7. Z2002057 Earl & Brown, P.C., 12011 S. Hausman Road. (*City Council 8*)
8. Z2002065 KB Home, UTSA Blvd. East of Babcock Road. (*City Council 8*)
9. Z2002067 Earl & Brown, P.C., Blanco Road North of Huebner Road.
CS (*City Council 9*)
10. Z2002040 Barbara Brown, 8235 Leslie Road. (*City Council 8*)
11. Z2002042 HLH Development, L. P., S. W. Loop 410 & Medina Base Road.
(*City Council 4*)
12. Z2002055 Jerry Arredondo, 2969, 3011, & 3023 Nacogdoches Road.
(*City Council 10*)

13. Z2002056 C Jerry Arredondo, 9006 Huebner Road. (*City Council 8*)
14. Z2002068 Max Martinez, 1226 Morales Street. (*City Council 5*)
15. Z2002069 Ann San Miguel, 1822 and 1822 B Fredericksburg Road.
(*City Council 1*)
16. Z2002071 City of San Antonio, E. Commerce and S. Rio Grande. (*City Council 2*)
17. Z2002074 S H. S. Affleck, Jr., 8005 Fredericksburg Road. (*City Council 8*)
18. Z2002075 Continental Homes of Texas, L. P., Southwest Corner of N. W. Loop
1604 and Judson Road. (*City Council 10*)
19. Z2002077 City of San Antonio, 1925 Guadalupe Street. (*City Council 5*)
20. Z2002078 KB Home, Southwest corner of Jones Maltsberger Road and Old
Thousand Oaks Drive. (*City Council 9*)
21. Z2002079 S Brett Baillio, Southeast corner of West Military Drive and North Ellison
Drive, Southwest corner of West Military Drive and Dugas Road,
Northwest corner of Potranco Road and Dugas Road and Northwest
corner of Potranco Road and North Ellison Drive. (*City Council 6*)
22. Z2002080 Jimmie Colebank and Salah Diab, 2295 E. Chavaneaux. (*City Council 3*)

3:00 PM Public Hearing

23. Z2001223-2 City of San Antonio, Designate properties along the San Antonio River as
River Overlay District. (*City Council 1, 2*)
24. Z2001223-3 City of San Antonio, Designate properties along the San Antonio River as
River Overlay District. (*City Council 1*)
25. Executive Session: consultation on Attorney-client matters (real estate,
litigation, personnel and security matters) as well as any of the above
agenda items may be discussed.
26. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

CASE NO: Z2001223-2

Date: May 07, 2002

Council District: 1, 2

Ferguson Map: 583 B7

Case Manager : Richard Ramirez 207-5018, John Jacks 207-7206

Applicant Name:

City of San Antonio

Owner Name:

Multiple property owners

Zoning Request: To designate those properties along the San Antonio River as River Overlay Districts

Property Location:

Generally those properties no more than 2000 feet from the San Antonio River, from US 281 on the north to Fourth Street on the south.

Proposal:

The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River by establishing design standards and guidelines for properties located near the river.

Neighborhood Association: Tobin Hill Neighborhood Association - Tobin Hill Residents Association - Government Hill Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The proposed districts will protect and enhance the overall character of the San Antonio River. The districts will promote consistency in the development process. It will prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development.

CASE NO: Z2001223-3

Date: May 07, 2002

Council District: 1

Ferguson Map: 583 B7

Case Manager : Richard Ramirez 207-5018, John Jacks 207-7206

Applicant Name:

City of San Antonio

Owner Name:

Multiple property owners

Zoning Request: To designate those properties along the San Antonio River as River Overlay Districts

Property Location:

Generally those properties no more than 1400 feet from the San Antonio River, from Fourth Street on the north to Durango Street on the south.

Proposal:

The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River by establishing design standards and guidelines for properties located near the river.

Neighborhood Association: Downtown Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The proposed districts will protect and enhance the overall character of the San Antonio River. The districts will promote consistency in the development process. It will prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development.

CASE NO: Z2002040

Date: May 07, 2002

Continuance from March 19, April 2 and April 16, 2002

Council District: 8

Ferguson Map: 546 C8

Case Manager : David Arciniega 207-5876

Applicant Name:

Barbara Brown

Owner Name:

Gene & Barbara Brown

Zoning Request: From "R-6" Residential Single Family District to "C-3 NA" Commercial Non Alcoholic Sales District.

Property Location: P-5 D, NCB 16051
8235 Leslie Rd.

Proposal: To operate a general automotive repair service

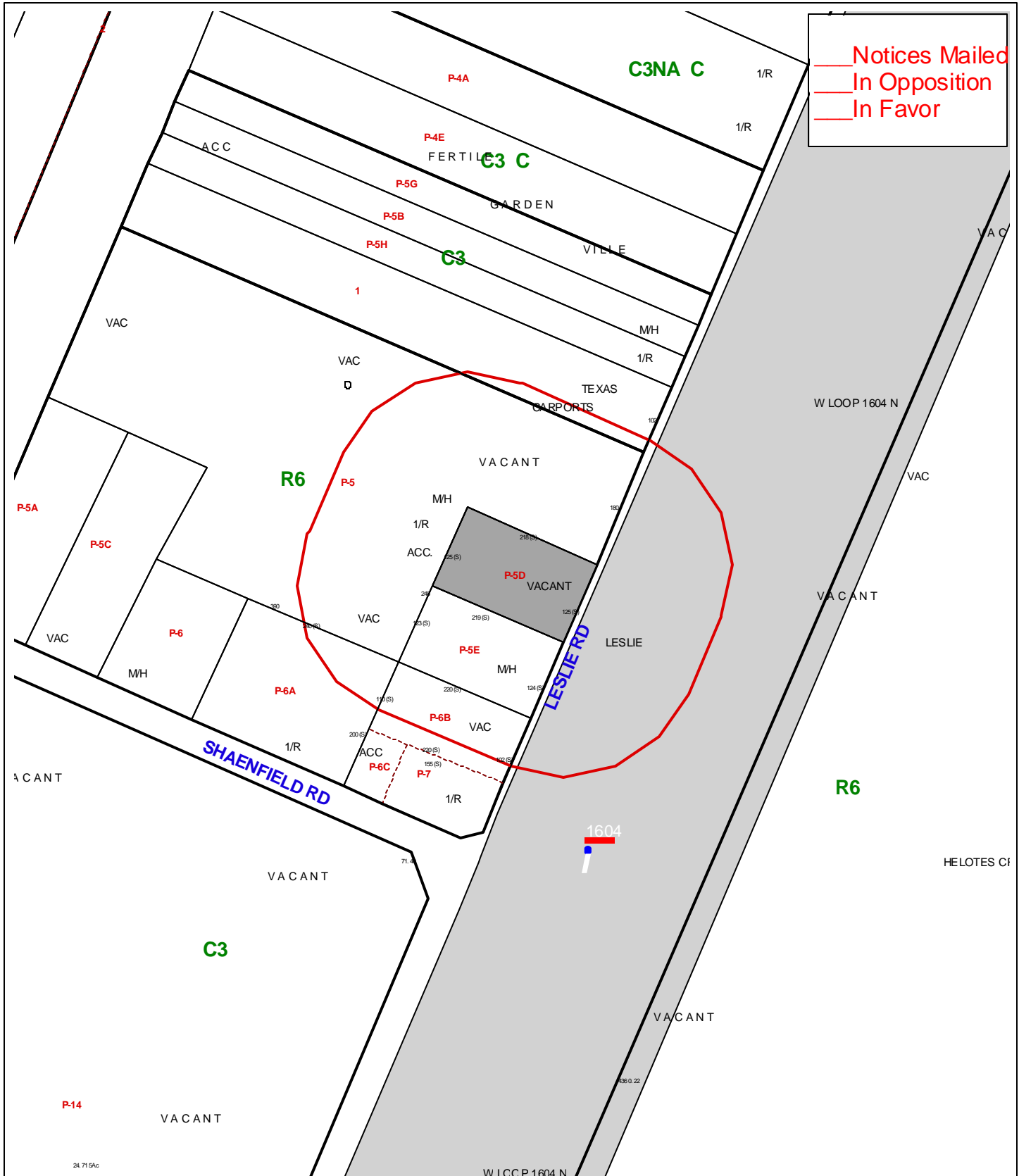
Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial.

The subject property currently has two structures and fronts on Leslie Road which directly parallels Loop 1604 West Expressway. The subject property is surrounded by a residence to the south and vacant land to the north and west which is zoned "R-6" Residential Single Family. The requested zoning is encouraged at major intersections and thoroughfares, furthermore, "C-3 NA" zoning is incompatible with the existing residential zonings directly adjacent to the subject property.

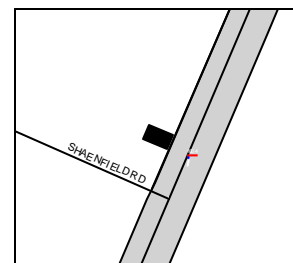


ZONING CASE: Z2002-040

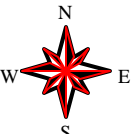
City Council District NO. 8
 Requested Zoning Change
 From: "R-6" To: "C-3NA"
 Date: MAY 7, 2002
 Scale: 1" = 200"

Subject Property
 200' Notification

J:\mar_19_2002



T-8,16



CASE NO: Z2002042

Date: May 07, 2002

Continued from April 2, 2002

Council District: 4

Ferguson Map: 647 E5

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

HLH Development, L.P.

Owner Name:

HLH Development, L.P.

Zoning Request: From "R-6" Residential Single-Family District to "R-4" Residential Single-Family District (28.8 acres) and "C-3" Commercial District (5.884 acres).

Property Location: Track 7 (P-4 & P-29)/ NCB 16000

SW Loop 410 & Medina Base Road

The northeast corner of the intersection of SW Loop 410 and Medina Base Road

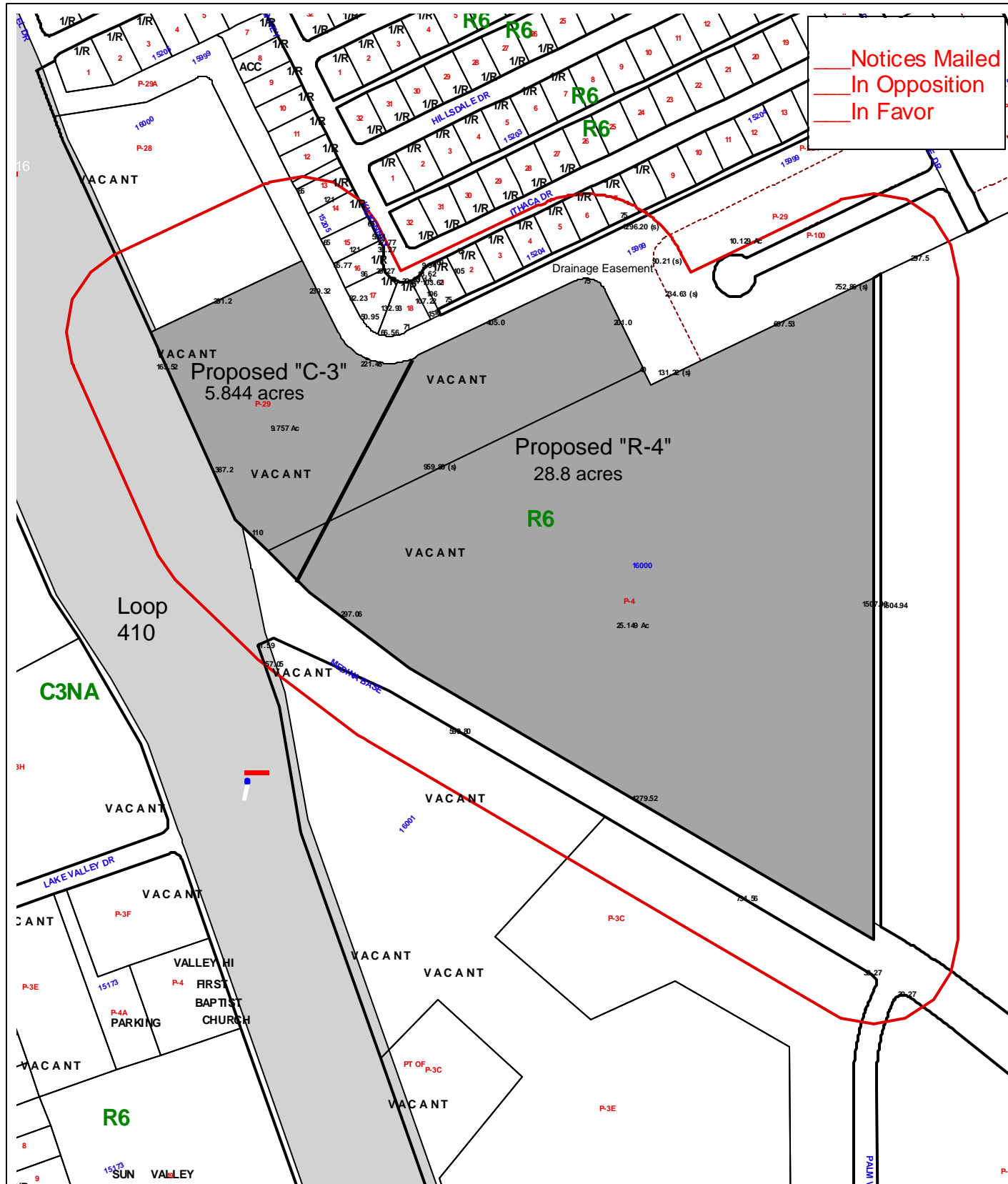
Proposal: To build affordable single family homes and a motel with a restaurant.

Neighborhood Association: Springvale Neighborhood Association and People Active in Community Effort (PACE)

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval of "R-4" and Denial of "C-3" and Approval of "C-2". The subject property is a vacant tract of land that has "R-6" zoning to the north, east and south. "C-3" and "C-2" zones are located to the west across Loop 410. "C-3" Commercial uses are incompatible with the proposed residential uses directly adjacent to the subject property. "R-4" is appropriate at this location and is consistent with the surrounding zoning and land uses. A 44 acre neighborhood park will be located adjacent to the subject property to the east. Completion of the park is expected in October of 2002.



Notices Mailed
 In Opposition
 In Favor

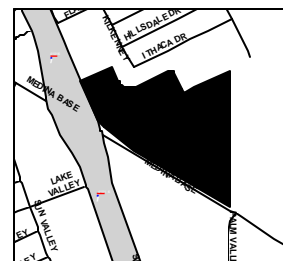
ZONING CASE: Z2002-042

City Council District NO. 4
 Requested Zoning Change
 From: "R-6" To: "R-4,C-3"
 Date: May 7, 2002
 Scale: 1" = 325"

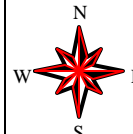
Subject Property

200' Notification

C:\APR_2_2002



T-15,19



CASE NO: Z2002055

Date: May 07, 2002

Continuance from April 16, 2002

Council District: 10

Ferguson Map: 551 F 6

Case Manager : David Arciniega 207-5876

Applicant Name:

Jerry Arredondo

Owner Name:

Phil Jagge, Myrtle Steinbring, Ethel Loitz

Zoning Request: From "R-4" Residential Single Family District and "O-2" Office District to "C-2" Commercial District.

Property Location: Lot 20, Block 1, NCB 13146 and Lots 6-E, 6-D Block 1, NCB 12098
2969, 3011, & 3023 Nacogdoches Road

Proposal: Develop Neighborhood Retail

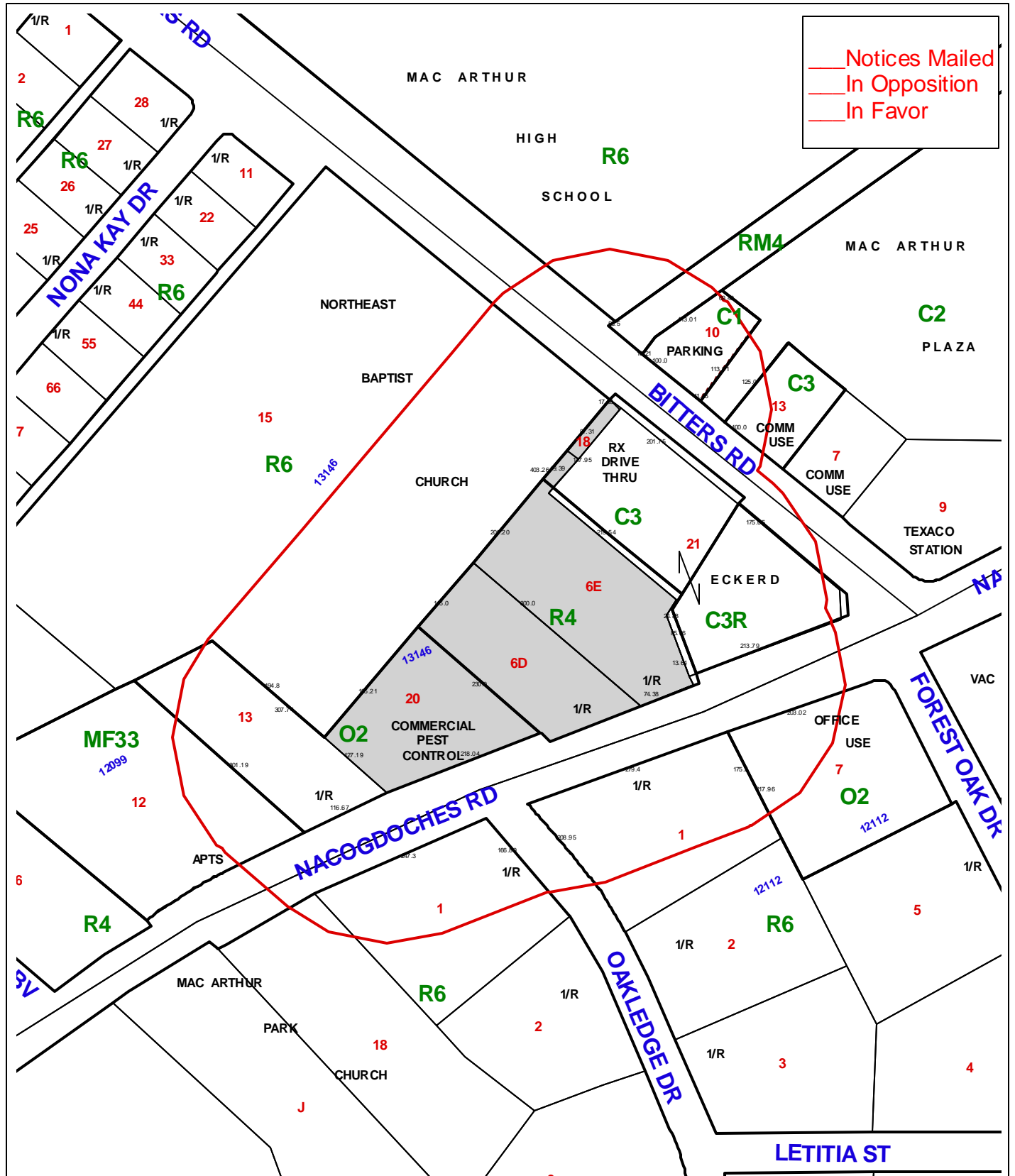
Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval

The subject property fronts on Nacogdoches Road, a secondary arterial on the Major Thoroughfare Plan. The subject property currently has an existing office and two residences on 2.31 acre tract of land with existing "C-3" and C-3R" zoning to the east, "O-2" zoning to the west and "R-6" zoning to the north and south. The requested zoning is compatible with the existing office and commercial developments that are adjacent to the subject property, furthermore, the Aviation Department's review meets the requirements established by the Federal Aviation Regulation Part 150 as compatible use.

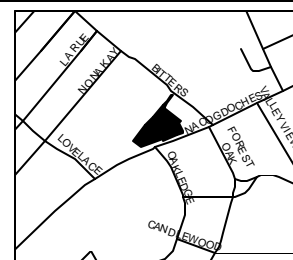


ZONING CASE: **Z2002-055**

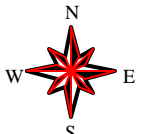
City Council District NO. 10
 Requested Zoning Change
 From: "R-4,O-2" To: "C-2"
 Date: MAY 7, 2002
 Scale: 1" = 200"

■ Subject Property
 ○ 200' Notification

C:\APR_16_2002



T-10



CASE NO: Z2002056 C

Date: May 07, 2002

Continuance from April 16, 2002

Council District: 8

Ferguson Map: 548 D6

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Jerry Arredondo

Owner Name:

Daniel J. and Katherine Nichols

Zoning Request: From "C-2" Commercial District to "C-2 C" Commercial District with conditional use for Automobile Sales and Service.

Property Location: Lot 2 save and except the Southeast 6.5 feet and the Northwest 24.33 feet, Block 12, NCB 14696
9006 Huebner Rd.

Proposal: To permit an automotive sales lot

Neighborhood Association: Oakland Estates N.A.

Traffic Impact Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The site has "C-2 " zoning to the north and west,"C-3 NA" zoning to the south and "C-2" zoning to the east. This area of Huebner Rd. has developed with automobile related uses.

CASE NO: Z2002057

Date: May 07, 2002

Continued from April 16, 2002

Council District: 8

Ferguson Map: 547 B1,2

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Earl & Brown, P.C.

Owner Name:

John McBrine, Trustee - Swans Partners, Ltd.

Zoning Request: From "C-3 NA ERZD" Commercial Non-Alcoholic Sales Edwards Recharge Zone District, "C-2 NA ERZD" Commercial Non-Alcoholic Sales Edwards Recharge Zone District, "C-1 ERZD" Commercial Edwards Recharge Zone District, "C-3 NA" Commercial Non-Alcoholic Sales District, "C-3" Commercial District, and "C-1" Commercial District to "ED ERZD" Entertainment Edwards Recharge Zone District (39.45 acres) and "C-2 ERZD" Commercial Edwards Recharge Zone District (7.63 acres).

Property Location: Lot P-3, NCB 14614
12011 S. Hausman Rd.

Proposal: To allow the property to be developed as an outdoor sports recreational facility and retail center

Neighborhood Association: Fieldstone Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required at this time. A comprehensive TIA will be required at the platting and building stage.

Staff Recommendation:

Approval. The property is currently undeveloped and fronts on Loop 1604 Expressway. The "C-2" and the "ED" requests are appropriate at this location. The "ED" designation will allow for an outdoor sports recreation facility as well as the related support facilities and services. The surrounding zones are residential with the exception of some "C-3". The Sport Recreation Facility will provide an entertainment destination for the residents within walking distance.

CASE NO: Z2002065

Date: May 07, 2002

Continuance from April 16, 2002

Council District: 8

Ferguson Map: 513 F 7

Case Manager : David Arciniega 207-5876

Applicant Name:

KB Home

Owner Name:

Thomas Salazar & Bernard Lifshutz

Zoning Request: From "R-6 ERZD" Residential Single Family Edwards Recharge Zone District, "MF-33 ERZD" Multi Family Edwards Recharge Zone District, "C-2 ERZD" Commercial Edwards Recharge Zone District and "C-2 PUD ERZD" Commercial Planned Unit Development Edwards Recharge Zone District to "RM-4 PUD ERZD" Residential Mixed Planned Unit Development Edwards Recharge Zone District.

Property Location: 30.0 acre tract of land out of Block 1 and 2, NCB 14889, 16631 and 16632
UTSA Blvd. east of Babcock Rd.

Proposal: Proposed residential development of approximately 230 lots.

Neighborhood Association: None

Traffic Impact Statement: A Level 1 Traffic Impact Analysis has been submitted for review

Staff Recommendation:

Approval

The subject property is located between UTSA Blvd. And Hausman Rd. east of Babcock Rd. The subject property has "R-6 ERZD" zoning to the north and west, "C-2 PUD ERZD", "MF-33 ERZD" and "R-6 ERZD" zoning to the east and "MF-33 ERZD" and "C-2 ERZD" to the south. "RM-4 PUD ERZD" will provide a downzoning from the "MF-33 ERZD" and "C-2 ERZD" zoning. "RM-4 PUD ERZD" zoning is appropriate at this location, however, the proposed development must meet the PUD requirements and acquire approval by the Planning Commission.



CASE NO: Z2002067 CS

Date: May 07, 2002

Council District: 9

Ferguson Map: 482 B7

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Earl & Brown, P.C.

Owner Name:

J Allen Family Partners, Ltd.

Zoning Request: From "O-2 ERZD C" Office, Edwards Recharge Zone District with Conditional Use for a self-service storage facility to "C-2 ERZD C S" Commercial, Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for a mini-warehouse over 2.5 acres in size.

Property Location: Lots 84 and 85, Block 1, NCB 17620

Blanco Rd. North of Huebner Rd.

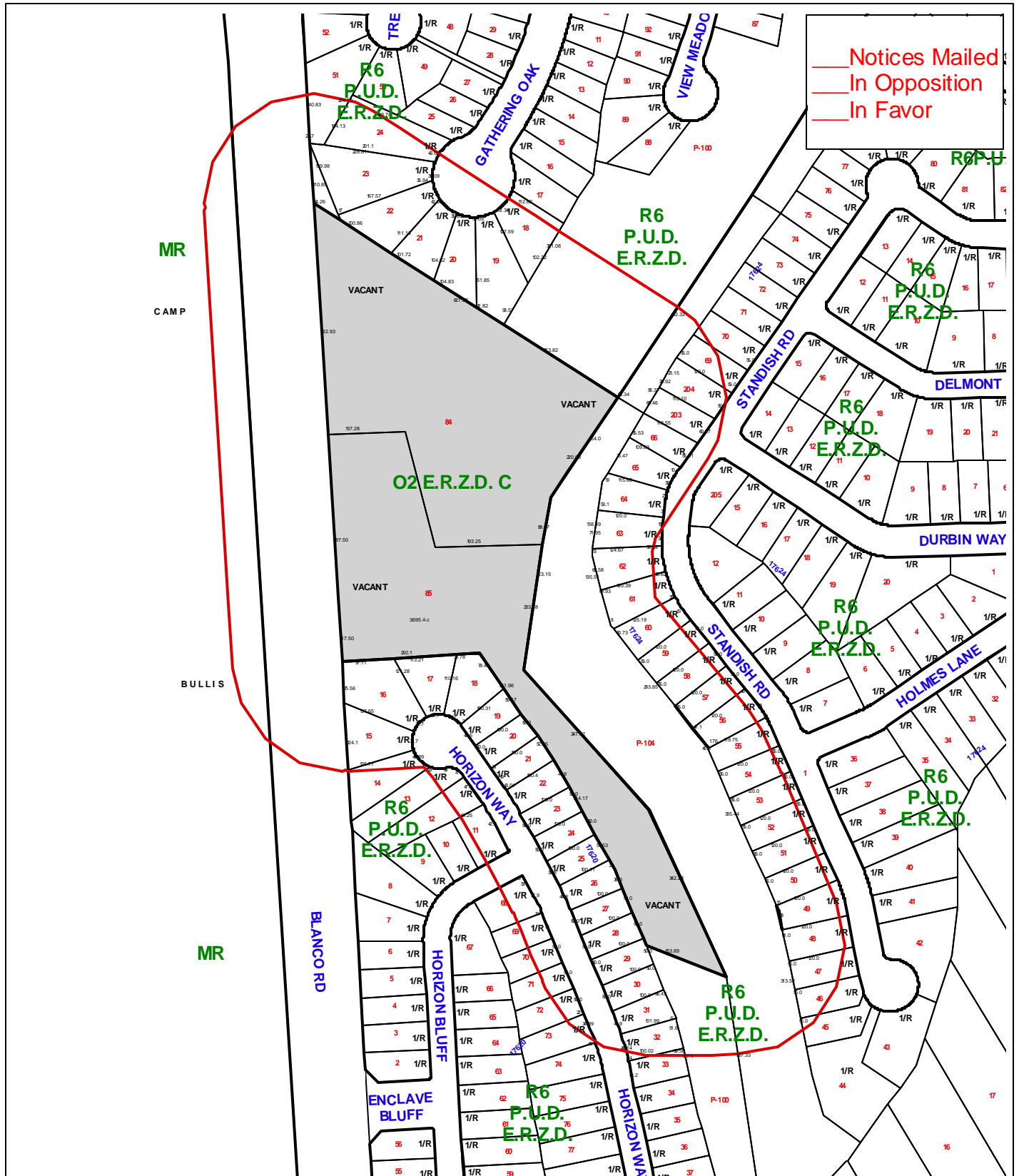
Proposal: To permit an office-warehouse development

Neighborhood Association: Stone Oak Park H.O.A., Stone Oak Meadows H.O.A. and Stone Valley Property Owners Association

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

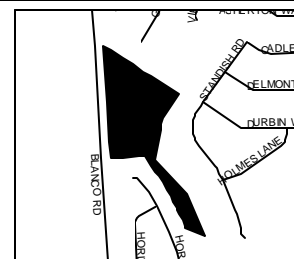
Approval. This area has Camp Bullis Military Reservation to the west and a major flood easement to the east. The single-family homes to the north and south are in fenced, gated communities.



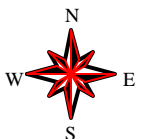
ZONING CASE: Z2002-067

City Council District NO. 9
 Requested Zoning Change
 From: "O-2 ERZD C" To: "C-2 ERZD C S"
 Date: MAY 7, 2002
 Scale: 1" = 250"

C:\APR_16_2002_1



T-1



CASE NO: Z2002068

Date: May 07, 2002

Council District: 5

Ferguson Map: 616 C4

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Max Martinez

Owner Name:

Max Martinez

Zoning Request: From "C-3 NA" Commercial Non-Alcoholic Sales District to "MF-25" Multi-Family District.

Property Location: Lot 1, Block 8, NCB 2229
1226 Morales St.

Proposal: To zone from Commercial District to Residential for a duplex

Neighborhood Association: Prospect Hill Neighborhood Association

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

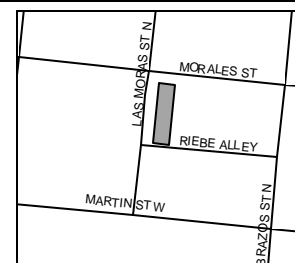
Approval. The "MF-25" District will allow for a duplex or triplex on this 0.1717 acre lot. Staff encourages infill housing development within the inner city. The requested zoning is consistent and compatible with the surrounding zones.



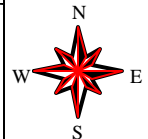
ZONING CASE: Z2002-068

City Council District NO. 5
 Requested Zoning Change
 From: "C-3NA" To: "MF-25"
 Date: MAY. 7, 2002
 Scale: 1" = 200"

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T-20



CASE NO: Z2002069

Date: May 07, 2002

Council District: 1

Ferguson Map: 582 A8

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Ann San Miguel

Owner Name:

Charles A. Boemecke

Zoning Request: From "C-3NA" Commercial District, Nonalcoholic Sales to "C-2" Commercial District.

Property Location: Lot 18 & 19, Block 51, NCB 2745

1822 and 1822B Fredericksburg Rd.

Northside of Fredericksburg Rd. between Fulton Ave. and W. Lynwood

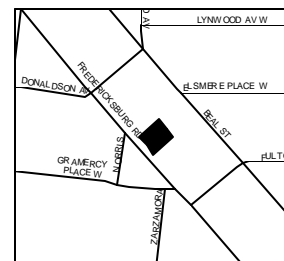
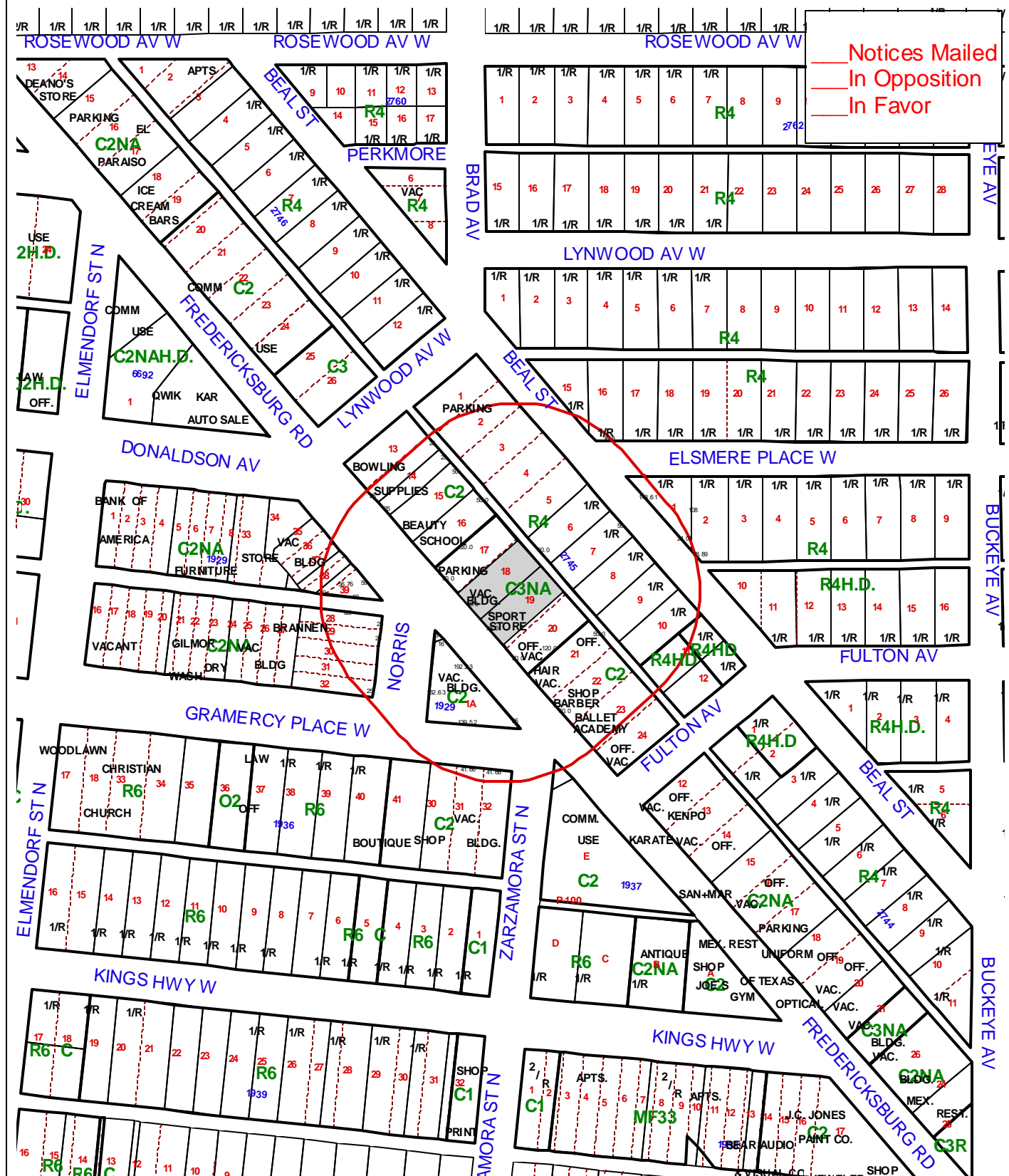
Proposal: To sell alcohol to customers at the restaurant.

Neighborhood Association: Los Angeles Heights/Keystone Neighborhood Association

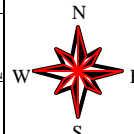
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The Near Northwest Neighborhood Plan indicates neighborhood commercial (including giftshops, offices, restaurants and coffee shops) at this location. The subject property has an existing restaurant. The zoning is a downzoning from the existing "C-3 NA"



T-20



C:\MAY_7_2002

CASE NO: Z2002071

Date: May 07, 2002

Council District: 2

Ferguson Map: 617 E 6

Case Manager : David Arciniega 207-5876

Applicant Name:

City of San Antonio

Owner Name:

San Antonio Housing Authority

Zoning Request: From "O-2" Office District to "MF-25" Multi Family District and "C-2 NA" Commercial Non Alcoholic Sales District.

Property Location: A 9.33 acre tract of land out of Lot 29, Blk 17, NCB 1444, Lot 1, Blk 19, NCB 1465, Lots 6-10, Blk 10, NCB 1446, Lots 6-8, Blk 11, NCB 1447 and Lots 6-10, Blk 12, NCB 1448

E Commerce and S. Rio Grande

Proposal: For Commercial and Multi Family Uses

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval

The requested zoning is to correct an administrative error on the 9.33 acre tract of land owned by the San Antonio Housing Authority (SAHA) which fronts on East Commerce Street.

CASE NO: Z2002074 S

Date: May 07, 2002

Council District: 8

Ferguson Map: 549 A8

Case Manager : Fred Kaiser 207-7942

Applicant Name:

H.S. Affleck, Jr.

Owner Name:

Harry Affleck, Jr.

Zoning Request: From "C-3" Commercial District & "C-1" Commercial District to "C-3 S" Commercial District with Specific Use Authorization for a Mini-warehouse over 2.5 acres.

Property Location: Lot 32 & the Northeast Irregular 34.03 ft, of the Northwest 275.17 feet of tract 11 or 11A, NCB 12830

8005 Fredericksburg Rd.

Southwest corner of Fredericksburg Rd. and Breezy Hill

Proposal: To add additional climate controlled mini-storage facilities to the existing mini-storage facilities.

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. This is a minor expansion of an existing facility. The subject property is surrounded by commercial development and zoning.

CASE NO: Z2002075

Date: May 07, 2002

Council District: 10

Ferguson Map: 518 F3

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Continental Homes of Texas, L.P.

Owner Name:

Continental Homes of Texas, L.P.

Zoning Request: From "C-2" Commercial District to "R-5" Residential Single-Family District (10.084 acres) and "R-6" Residential Single-Family District (14.578 acres).

Property Location: 24.662 acres out of NCB: 17726

The Southwest corner of NW Loop 1604 and Judson Road

Proposal: To Allow Single-Family Development

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. "R-5" and "R-6" are downzonings from the existing "C-2". The requested zones are part of an overall development plan. "R-5" and "R-6" would be appropriate at this location.

CASE NO: Z2002077

Date: May 07, 2002

Council District: 5

Ferguson Map: 616 B 6

Case Manager : David Arciniega 207-5876

Applicant Name:

Maria D. Tijerina

Owner Name:

Maria D. Tijerina

Zoning Request: From "C-2" Commercial District to "R-4" Residential Single Family District.

Property Location: Lot 13 and 14, Block 2, NCB 2433

1925 Guadalupe Street

Proposal: A Single Family Home

Neighborhood Association: Avenida Guadalupe NA

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval

The subject property is vacant and fronts on Guadalupe Street which is on the Major Thoroughfare Plan. The subject property has existing "R-4" zoning to the north and "C-2" zoning to the west, east and south. "R-4" zoning will provide a downzoning from "C-2" zoning, furthermore, staff encourages infill housing development within the inner city.

CASE NO: Z2002078

Date: May 07, 2002

Council District: 9

Ferguson Map: 517 E7

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

KB Home

Owner Name:

KB Home

Zoning Request: From "C-3" Commercial District and "C-2" Commercial District to "RM-4" Residential Mixed District.

Property Location: 25.587 acres NCB 13732

The southwest corner of Jones Maltzberger Rd. and Old Thousand Oaks Dr.

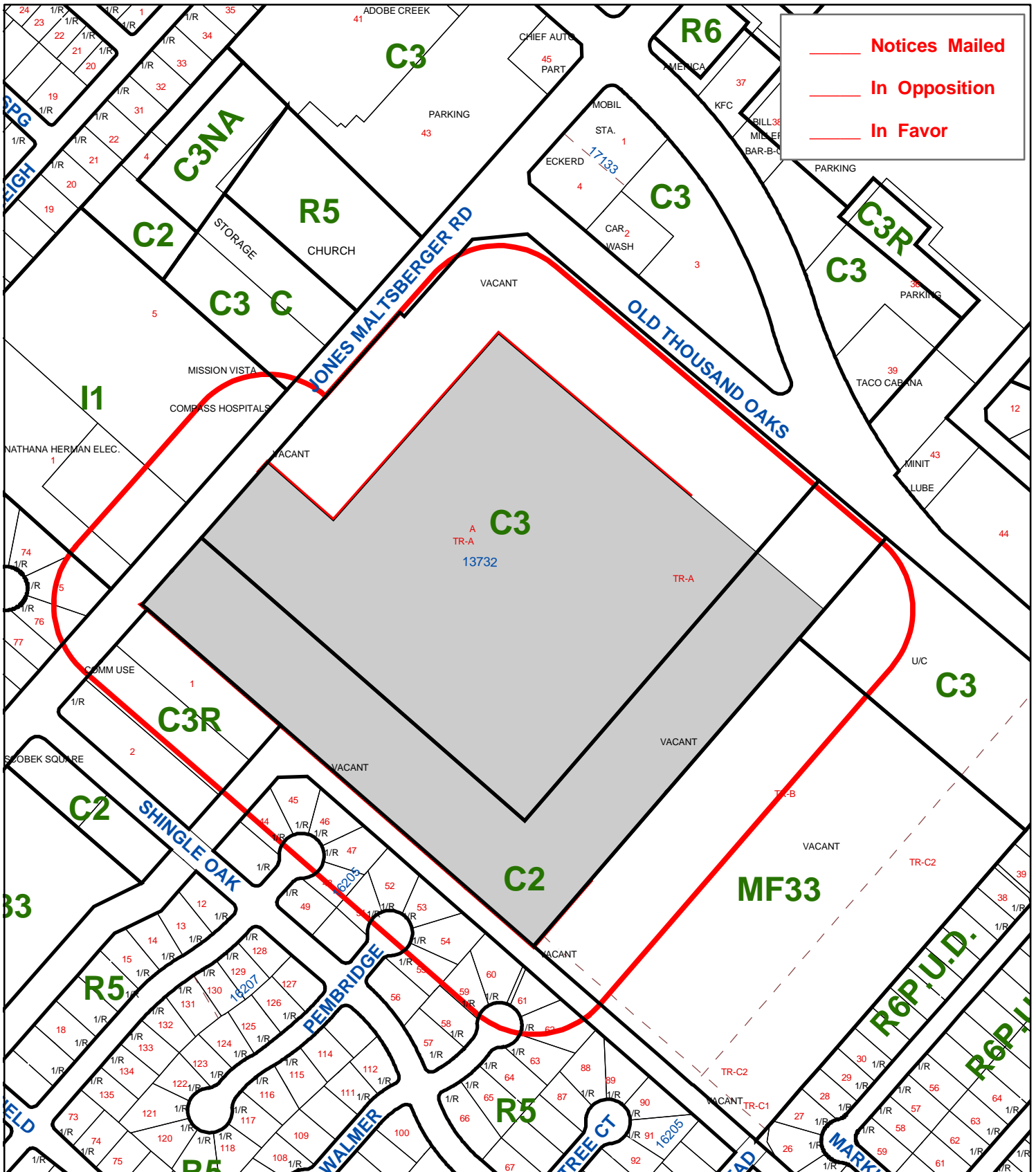
Proposal: Proposed residential development of 150 lots.

Neighborhood Association: North Central Thousand Oaks Neighborhood Association

Traffic Impact Statement: A Level 1 Traffic Impact Analysis was required and reviewed by the Public Works Department.

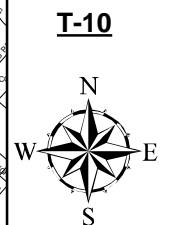
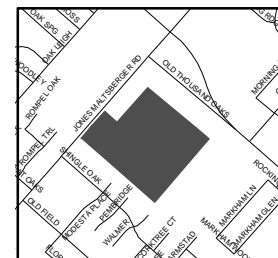
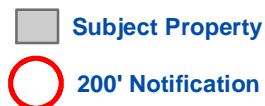
Staff Recommendation:

Approval. "RM-4" is a downzoning from the existing "C-3" and "C-2". The residential subdivisions south and west of the tracts are developed as "R-5". The requested zoning is compatible with the existing zoning surrounding the properties.



ZONING CASE: Z2002-078

City Council No. 9
Requested Zoning Change
From: "C-3" and "C-2" To "RM-4"
Date: MAY. 7, 2002
Scale: 1" = 200"



C:\MAY_7_2002

CASE NO: Z2002079 S

Date: May 07, 2002

Council District: 6

Ferguson Map: 612 D2

Case Manager : David Arciniega 207-5876

Applicant Name:

Brett Baillio

Owner Name:

Westover Hills Development, Inc., Robert Geringer

Zoning Request: From "R-6" Residential Single Family to "MF-33" on 10.96 acre tract of land out of NCB 34395 and 34398; and, from "R-5" Residential Single Family and "R-6" Residential Single Family to "C-2 S" Commercial District with a Specific Use Authorization for a car wash on 40.33 acre tract of land out of NCB 34394, 34395 and NCB 39393.

Property Location: 51.29 acre tract of land out of NCB 34393, 34394, 34395 and 34398

SE corner of West Military Drive and North Ellison Drive and SW corner of West Military Drive and Dugas Road. NW corner of Potranco Road and Dugas Road. NW corner of Potranco Road and North Ellison Drive.

Proposal: For Commercial and Multi Family Development

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval of "MF-33" on the 10.96 acre tract of land out of NCB 34395 and 34398 and Approval of a "C-2 S" Commercial District with a Specific Use Authorization for a car wash on 40.33 acre tract of land out of NCB 34394, 34395 and NCB 39393. The subject properties fronting along Potranco Road are vacant and have existing residential zoning to the north and west and existing commercial zoning to the east and south. Furthermore, the subject property fronting along West Military Drive is vacant and has residential zoning to the south and west and existing commercial zoning to the north and east. "MF-33" zoning (10.96 acre tract of land out of NCB 34395 and 34398) on West Military Drive is appropriate and compatible at this location, furthermore, "C-2 S" zoning for the 40.33 acres along Potranco Road is appropriate and compatible with the existing commercial zonings south of the subject property.

CASE NO: Z2002080

Date: May 07, 2002

Council District: 3

Ferguson Map: 683 D4

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Jimmie Colebank and Salah Diab

Owner Name:

Jimmie Colebank

Zoning Request: From "H C-2" Historic Commercial District to "H C-3" Historic Commercial District.

Property Location: Block 1, NCB 11168

2295 E. Chavaneaux

The south west corner of E. Chavaneaux and Espada Rd.

Proposal: Small Motel with Restaurant and the sale of Alcohol

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. "C-3" zoning should be located at the intersection of freeways and major arterial streets. Property is located within the boundaries of the San Antonio Mission National Historical Park Protection Area. With the exception of properties to the west zoned "C-3 NA" and to the east zoned "C-2", the subject property is surrounded by residential zoning. The "C-3" zone and uses are incompatible with the existing residential uses.